

United States Department of the Interior  
National Park Service

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**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Sheridan Park Historic District

and or common

**2. Location**

street & number Bounded by Lawrence Avenue on the north, Montrose Avenue on the south, and roughly by Clark St. on the west and Racine Avenue on the east. not for publication  
city, town Chicago vicinity of

state Illinois code 012 county Cook code 031

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property**

name Multiple public and private

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder of Deeds, Cook County Building

street & number 118 North Clark St.

city, town Chicago state Illinois

**6. Representation in Existing Surveys**

title (a) Illinois Historic Structures Survey  
(b) Register has this property been determined eligible? yes  no

date (a) c. 1972 federal  state  county  local   
(b) on-going

depository for survey records (a) Dept. of Conservation  
(b) Commission on Chicago Landmarks

city town (a) Springfield state Illinois  
(b) Chicago

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date

Describe the present and original (if known) physical appearance

### Summary

Sheridan Park is an old, clearly defined Chicago residential neighborhood containing a distinctive mix of houses, walk-up apartments and apartment hotels built between 1891 and 1929, remarkably free from intrusions. The large lots laid out by the subdividers, predominantly fifty feet wide, strongly influenced each successive wave of development: first the large suburban-style houses, built at a steady pace from 1891 to 1909 with a few as late as 1915 and even 1920; then the walk-up apartments and especially six-flats, built between 1897 and 1927; and finally a small number of hotels and common-corridor apartment buildings, built from 1910 to 1929.

### Situation, orientation, building lines, scale

Sheridan Park lies astride Graceland Spit, a sandy ridge rising about 20 feet above the flat plain of geological Lake Chicago. Graceland and St. Boniface cemeteries, situated on the ridge to exploit the well-drained, sandy soil, form the northern and southern boundaries of the neighborhood. The heavily traveled boundary streets, Montrose and Lawrence Avenues, and the high masonry enclosing walls of the cemeteries close the area emphatically in these directions.

The north-south streets, Magnolia, Malden, Beacon, and Dover, angle slightly but perceptibly to take up the northwesterly angle of Clark Street (formerly Green Bay Road). The subtle bending of the street and, in some places, the curving of the sidewalk, contribute further to a feeling of closure. Virtually all the buildings face these north-south streets, except for a handful of apartment buildings and a few store buildings. Even the large corner apartments tend to have principal entrances at the short east or west elevation. (The 6-story Leland Hotel and the 12-story Norman Hotel are striking exceptions.)

On all these interior north-south streets, building lines, varying from 15 to 50 feet deep, establish a wide thoroughfare and help to preserve a suburban atmosphere despite the predominance of apartment buildings. Only a few postwar apartments encroach upon the original building lines, and these are still set back from the sidewalk, if not so far as their older neighbors.

The east-west streets are continuations of streets in the Chicago grid. They run true to the compass. However, they are cut off visually on the

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east by the railway tracks, and the rise of the land gives them a special character in the western part of the district, cutting off the long uninterrupted vistas which are typical of most of Chicago's street grid.

The buildings in their ensemble, though varied, establish a strong sense of scale, deriving primarily from the uniform 50-foot frontage of the original subdivisions. Only a small number of courtyard apartment buildings - about 15 - are wider than 50 or 60 feet.

Perhaps Stockton School (built 1924-25) is the most striking exception to the horizontal scale, as befits a public building. The original 3-story section is quite compatible with the surrounding area, but later additions, and considerable demolition of houses and two-flats to provide play space and parking, have damaged the physical relationship of the school complex to the neighborhood.

The vertical scale is also dominated by the 2- and 3-story buildings of the early years. There are only 6 buildings out of 369 which are taller than four stories, and they all date from the 1920s. The postwar buildings (15 of them) are all one to three stories high. Moreover, these modest intrusions are generally built of brick and though obtrusive are not destructive. An exception may be made for Uptown Center of Hull House, an aggressively modern concrete block; but even this objectionable structure is set well back and stands no higher than its neighbors.

Dover Street is built on a smaller scale than the others. At the turn of the century several real-estate developers resubdivided sections of Dover Street, usually into 33-foot lots. As a result, Dover Street never went through the later stages of development which affected the other streets, and the deeper setbacks, especially north of Wilson, also contribute to a special scale. Moreover, the 4400 block of Dover was subdivided into 25-foot lots and most of these lots were built up with two-flats, giving a character to this block which is unique in the district but not incompatible with the rest of Dover Street.

Even a cursory glance at a building-structure map reveals the general uniformity of the 50-foot scale on most of the streets and the finer scale on most of Dover Street.

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Building stock

Of the 369 buildings in the district, 103 are six-flats, and in many respects this is the dominant building type. However, there are 62 single-family residences and 50 two-flats. Since many of the two-flats are not only similar in scale and character to the single residences, but often are practically indistinguishable from them, these 112 small residences also play a dominant role.

The one- and two-family buildings fall naturally into two classes: the 63 on Dover Street, most of which stand on 33-foot lots, and those on Beacon, Malden, and Magnolia, most of which stand on 50-foot lots and are generally older and larger. These large old houses date between 1892 and 1907. They include two stonefronts, eight brick houses, and about two dozen frame houses, roughly half of which are currently covered with inappropriate siding. Stylistically most may be characterized as "Victorian," a term sufficiently vague to encompass a very diverse and interesting collection of buildings few of which are pure examples of one specific style or another. Traces of the stick style, the shingle style, the American Queen Anne, and the Ionic-Palladian phase of the Colonial Revival may be found in these houses. Many of them have round or octagonal towers, a variety of gables and dormers, projecting bays, open front porches, and other such features of the period.

These houses with their picturesque exteriors play an important role in defining the character of the district. Although scattered on perhaps eight different blocks of the three streets, they occur in pairs or clusters which enhance their impact. Such clusters occur in the 4700 and 4500 blocks of Beacon (in the latter case, siding and remodeling detract from the effect); see Photos 1 and 3. Pairs of such houses are frequent, and in fact there is not a single case of a large Victorian house squeezed between two six-flats or larger buildings. One grand Victorian stands alone on the busy corner of Wilson and Malden, with 300 feet of vacant land next door.

On Dover Street the median date of the one- and two-family residences is 1907 (dates range from 1896 to 1920), and the character is different. An "olde English" quality is noticeable and will be explained in the section on significance. Elements of Tudor or Gothic styles may be seen on many of these buildings. There are also many four-square houses and no-nonsense two-flats on Dover Street which give a mixture of suburban and city flavor. Two large Victorian frame houses preside at 4618-20 Dover and at the corner of Dover and Leland. Finally, a Prairie School two-flat stands at 4707 Dover, and another one, very remarkable, at 4641 (Photo 6).

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Six-flats are literally everywhere in the district; there is at least one six-flat on every block of every interior street, with one exception - the 4500 block of Malden, which does nevertheless have an apartment hotel at 4550 that looks rather like a six-flat. Several blocks consist of nothing else but six-flats, from corner to corner; see Photo 10. The blocks south of Sunnyside have this character, due to their sudden and rapid development at a later date. But several other blocks have rows of six-flats no two of which are alike. On the 4600 block of Beacon there is a row, all different, with round bays, built in 1901-05; see Photo 8. A similar row stands on the 4500 block of Magnolia but dilapidated. On the 4700 block of Beacon no two six-flats are alike but there is a feeling of ensemble which derives as elsewhere from the common scale and setback. See Photo 11. Rows on the 4600 blocks of Magnolia and Malden are less readily characterized.

Almost all of these six-flats are 50 to 60 feet wide and three stories high, with a center entrance. The earlier ones are often built with a stone front, smooth or rough, and with a prominent entrance. Later, brick is used exclusively, with stone or terra cotta trim, and tiers of enclosed sun parlors dominate the effect. Between these groups in date and style there are a number of six-flats with exterior porches or balconies.

The effect of a neighborhood of six-flats is strengthened by the fact that many or most of the corner apartment buildings are designed so that they look like six-flats (or rows of six-flats) from the front. See for example Photo 9. Most corners carry larger buildings with separate entrances front and side, and may be thought of as groups of three- and six-flats; in fact, they were often built that way, as may be seen from the city permit files.

There are about 15 courtyard buildings. They range in date from 1909 to 1925. Here the mentality of a separate entrance for each three or six families is maintained, but the horizontal scale changes because at least 100 or 120 front feet or more are required to make room for the courtyard.

A few curious deviations in apartment planning will be found. Three buildings are "half-courtyards," i.e., they stand on a single lot but one side is set back, finished in face brick, and has entrances, as if the building were only the first phase of an unfinished program to build a full courtyard building. At 4646 Magnolia this is known to be the case. Two buildings have courtyards but there are no entrances in the courts. At 4501 Malden on a lot 200 feet by 122 a U-shaped building with a very deep courtyard (in the long direction) is entered only from the side, through a

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single entrance, and is in fact a common corridor apartment hotel. Across the street at 4500 Malden there is a "reverse courtyard" building: three wings come forward to the building line, each with its entrance; between, two courtyards give light and air but not access.

After the building code changes of 1919-1922 and the new zoning code of 1923, hotels and kitchenette apartment hotels were built in the district. Nineteen of them still stand. Their dates range from 1923 to 1929. (The Darlington Hotel at Racine and Leland dates from 1910.) The building code required fireproof construction for buildings of four or more stories. Accordingly, most of these buildings were "three stories plus English basement," to avoid the expense of fireproof construction; some of them look very much like four-story buildings to the unaided eye. Most were built on interior lots and they often look rather like the six-flats nearby. Twin six-story apartment hotels at 4536-40 Magnolia and the Malden Towers at 4521 Malden represent the maximum of mid-block development. Finally the peak is reached with the 5-story Northgate at Beacon and Leland, the 6-story Leland Hotel at Leland and Racine (Photo 13) the 12-story Norman Hotel at Wilson and Beacon. Standing as they do on corners, and in the latter two cases on or near major thoroughfares, these buildings do not break with the building tradition in the neighborhood but begin to threaten its scale. However, no postwar high-rises have followed.

The hotels and apartment hotels change the density and perhaps the psychology of the neighborhood, but not necessarily the scale. Mid-block common-corridor buildings like 4545 Beacon, 4550 Malden, and 4706 and 4735 Beacon look rather like six-flats, with their three-story fronts and center entrances. These examples have just six apartments in the front. In other cases, four or five apartments were placed in the front on every floor, and the design necessarily divulges this; but the scale is not always affected. An interesting example is seen at 4626 Magnolia, which has four units across the front on each floor, but is imaginatively designed and scaled so that it actually seems smaller and possibly more domestic than the 1902 four-story eight-flat next door (see photo 12).

On Clark Street a commercial character predominates. The purely commercial buildings have been left out of the district, but two kinds of store-and-flats buildings are of sufficient interest to be included. The first consists of three buildings of individual architectural interest: the corner buildings at Montrose and Clark, by Walter for Corlas (1908), with their elaborate entrances; the "Montrose" next door at 4405-09, by Steinbach & Lampe for Cocklan (1927), with its terra-cotta front; and the splendid

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terra-cotta Isseel Building at Wilson Avenue, designed in 1929 by Johnson & Johnson, architects with offices a few blocks north on Clark Street.

The second consists of a row of a dozen nearly identical two-story store-and-flats buildings in the 4600 block, built in 1911 by architect Ira Saxe for Bidderman. All have the same plan and a modicum of variety is achieved by varying the brick trim. The usual storefront alterations are probably reversible in most cases. See Photo 14.

Condition, intrusions

The exterior and interior condition of the building stock is highly variable, ranging from abandoned shells to prize-winning rehabilitations. As mentioned above, perhaps half of the frame houses have been resided with inappropriate materials, usually asphalt or asbestos siding. Some porches have been enclosed and some roofs replaced. Such changes are common enough everywhere, and Sheridan Park cannot claim exceptional integrity for its frame houses as a group. There are nevertheless a large number of significant houses in very good condition or even pristine (4642 Magnolia, Photo 2). Naturally the brick houses are less affected; the worst that has happened to them is loss of a tile roof, or enclosure of an open porch.

The postwar housing shortage had a terrific impact on the district. Houses became rooming houses, two-flats became five- or eleven-flats, six-flats were converted to 13-, 16-, or 19-flats, or into rooming houses. This was often done improperly with respect to the building code, and many of these conversions were not structural. The impact on the exteriors of buildings is primarily the introduction of fire escapes and auxiliary entrances. Although in some cases the historic fronts have been damaged, in many other cases the exterior is hardly affected. A visitor could hardly guess which six-flats had been converted to rooming houses without going inside; two very good examples are at 4606 Dover and 4710 Magnolia.

Since most of the district's buildings are stone and brick, and since only a handful of these buildings have been sandblasted, the face of most of the buildings has not changed much over the years. Careless tuckpointing may represent a future threat but has not been a widespread problem to date.

Cornices are a problem everywhere. In Sheridan Park a number of cornices are well maintained, while many others have been lost. On the typical six-flat the "cornice" consists of a decorative course, which may be stone,

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brick, terra cotta, wood, or sheet metal, and which usually lies a little way below the top of the wall. The sheet metal ones are particularly susceptible to corrosion and loss. Various ways of patching the affected area, more or less unsuccessful, can be seen at various places. However, many buildings retain their original decorative cornices in good condition; cf. Photo 8.

The advent of enclosed sun parlors after 1910 led to the enclosing of formerly open porches on a number of apartments. This has been done with varying degrees of insensitivity, but usually little permanent damage has been done to the fabric of the building. See Photo 11.

Some buildings have had their windows changed, usually replacement of the sash by simpler or more energy-efficient units. Only a small number of buildings have been thus affected.

Blight has taken a toll in the neighborhood, and its impact is felt primarily in the presence of vacant land, representing the loss of part of the historic fabric. About eight per cent of the land in the district is vacant. Aside from eight vacant lots on the 4600 block of Malden (one a city playlot), most of the vacant land is in the southeast quadrant of the district, near Truman College.

Fifteen buildings have been listed as intrusive. The one really intrusive new building is, ironically enough, the Hull House Uptown Center, built in the name of Jane Addams to meet what someone thought was a need to bring the arts to the area. Down the block there is a large postwar nursing home. Across the street is one of a group of seven postwar apartment buildings in which all the apartments are entered from outside balconies, as in a motel. These are all on Beacon or Dover, on the standard fifty-foot lots. The Chicago Housing Authority has built two six-flats on Magnolia, and has announced plans for several more nearby.

There are two churches, small and ungainly postwar brick buildings; and there is a "schoom" or parent-child center, built around 1970 as an adjunct to Stockton School, but some distance away. Finally there is a boating equipment store on Montrose (a traffic artery leading to a yacht harbor). The new configuration of this building is amusing enough but would be more appropriate in a less historic setting.

It could be argued that none of these fifteen buildings are really intrusive. None are higher than the prevailing three stories, most are



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built of brick, and all are set back from the sidewalk, though not always to the historic building line. It is a persuasive indication of the integrity of Sheridan Park that these are the most intrusive buildings in the district.

Boundaries

The district has strong natural boundaries north and south, as it lies between two cemeteries.

On the west, Clark Street forms a natural boundary. Properties at 4411-49, 4501-43, and 4715-47 N. Clark are excluded because they are primarily non-residential and have no over-riding architectural or historical interest. The building at the rear of 4711 N. Clark is included because it has a historical tie: it was the office of A. W. Engel who built and resided in the apartments at 4700 N. Dover and 1458 W. Leland. The other properties on the east side of Clark Street are store-and-flat buildings which are generally of the scale and character of the district.

The Issel Building at the southwest corner of Clark and Wilson is a 3-story store-and-flat building of exceptional architectural interest, and the Issel family lived on Dover Street, so it is included as an exception to the west line.

On the east, the elevated tracks and the Broadway commercial strip form a boundary, but commercial buildings on Wilson and recent buildings have been excluded following the principle that the general character is residential. The Broadway strip has many outstanding buildings (Uptown and Riviera theaters, Uptown National Bank, to name three), but its character is so different that it seems appropriate to leave aside that area for another district. On that basis the commercial buildings on Wilson near Clifton are drawn out of the district, since they form a part of the Broadway strip historically and architecturally.

The nursing home at 4621-29 N. Racine is excluded; it was built in the twenties as a hotel but has been destructively altered. At the northwest corner of Racine and Wilson the modern fire station is excluded, and likewise the store building at the southeast corner of Wilson and Magnolia. These buildings are non-residential and are out of character. Truman College is excluded as too new and out of character.

At 4401 Clifton there is a very fine Edison substation which anchors the corner of the district. The buildings just west, at 1122-40 W. Montrose, are commercial and could be left out, but were included for simplicity.

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Criteria for contributing Structures

Those buildings regarded as contributing to the Sheridan Park historic district meet a number of criteria. They were built during the period of significance, i.e., 1891-1929. They also retain enough integrity of exterior appearance from the time of construction or from alterations during the period of significance to provide a positive contribution to the district. The major criteria used were use, scale, massing, materials, fenestration, and ornamental details, with respect to setting, design, and workmanship. Such exterior alterations as application of inappropriate siding, change of roof materials, storefront alterations and addition of signs, window alterations within the original openings, and addition of fire escapes are regarded as reversible or minor, and do not prevent listing a structure as contributing if the other criteria of significance are met.

Accordingly two structures are listed as non-contributing, which date from the historic period: a one-story store and a one-story garage, both of which have been substantially altered.

All structures built after the period of significance have been listed as intrusive; each of them violates not only the date but some of the other criteria for contributing structures.

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## ARCHITECTURAL SIGNIFICANCE

- |   |   |
|---|---|
| <p>1. 4451-59 Beacon 1914<br/>Architect: D.S.Pentecost<br/>Corner apts for John Flaherty<br/>Photo No. 9</p> <p>2. 4530-32 Beacon 1913<br/>Architect: Hall &amp; Westerlund<br/>2-flat for John E. Ericsson</p> <p>3. 4535 Beacon 1900<br/>Architect unknown<br/>Residence for John S. Hummer<br/>Photo No. 3</p> <p>4. 4556-60 Beacon 1905<br/>Architect: S.N.Crowen<br/>Corner apts for Chas. Congleton<br/>IHSS (*), CCHAL</p> <p>5. 4611-13 Beacon 1902<br/>Architect: S.N.Crowen<br/>6-flat for Fred Britton<br/>Photo No. 8</p> <p>6. 4621-23 Beacon 1904<br/>Architect: Wm.G.Krieg<br/>6-flat for Ernst Williams</p> <p>7. 4627 Beacon 1892<br/>Architect unknown<br/>Residence for Benj. B. Jones</p> <p>8. 4636 Beacon 1904<br/>Architect: Edmund Krause<br/>Residence for Andrew Lanquist<br/>IHSS (*)<br/>Photo No. 5</p> <p>9. 4646 Beacon 1904<br/>Architect: Edmund Krause<br/>Residence for Ernest Heldman</p> | <p>10. 4653-57 Beacon 1909<br/>Architect unknown<br/>Corner apts for Charles Lindell</p> <p>11. 4721-25 Beacon 1910<br/>Architect: Wm.A.Bennett<br/>Twin 3-flats for Evan Larson<br/>Photo No. 11 (extreme left)</p> <p>12. 4729-31 Beacon 1903<br/>Architect: Niels Buck<br/>6-flat for Fred Schroeder</p> <p>13. 4740-42 Beacon 1897<br/>Architect: F.W.Thomsen<br/>Residence for Oscar Kuehne<br/>Photo No. 1 (left)</p> <p>14. 4750-52 Beacon 1896<br/>Architect unknown<br/>Residence for John R. Stack<br/>Photo No. 1 (right)</p> <p>15. 4401-03 Clark 1908<br/>Architect: W.M.Walter<br/>Store &amp; flats for Peter Coorlas</p> <p>16. 4405-09 Clark 1927<br/>Architect: Steinbach &amp; Lampe<br/>Store &amp; flats for P.E.Cocklan</p> <p>17. 4532-56 Clark 1929<br/>Architect: Johnson &amp; Johnson<br/>Store &amp; flats for Issel</p> <p>18. 4401-13 Clifton 1916<br/>Architect: Van Holst &amp; Fyfe<br/>Substation for Com. Edison<br/>IHSS, CCHAL</p> |
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19.	4453-59 Dover 1905 Architect: Geo.S.Kingsley Corner apts for C.H.Thompson	29.	4652 Dover 1901 Architect: J. Gamble Rogers Residence for Sam Brown Jr	10
20.	4540 Dover 1901 Architect: J. Gamble Rogers Residence for Sam Brown Jr	30.	4700-06 Dover 1924 Architect: Wm. Bernhard 3-flat for Albert W. Engel	
21.	4600-04 Dover 1906 Architect: D.S.Pentecost Corner apts for Jas.T.Gardner	31.	4707 Dover 1908 Architect: E.E.Roberts 2-flat for Peter Sjoholm IHSS (*), CCHAL	
22.	4606-08 Dover 1904 Architect: Hugo J. Liedberg 6-flat for Selma Holst	32.	4712-14 Dover 1901 Architect: J. Gamble Rogers Residence for Sam Brown Jr Photo No. 4	
23.	4618-20 Dover 1898 Architect unknown Frame 2-flat for G.C.Marsh IHSS	33.	4730 Dover 1909 Architect: Wm.A.Bennett 2-flat for Michele Stangarone	
24.	4629 Dover 1912 Architect unknown 2-flat	34.	4741-43 Dover 1900 Architect: Rogers? Residence for Bryan Lathrop	
25.	4640 Dover 1901 Architect: J. Gamble Rogers Residence for Sam Brown Jr	35.	1201-13 Leland 1926 Architect: Dubin & Eisenberg Hotel for Eisenstein & Smith Photo No. 13	
26.	4641-43 Dover 1903 Architect: E.E.Roberts 2-flat for R.A.Sanborn IHSS (*), CCHAL Photo No. 6	36.	1430 Leland 1898 Architect unknown Residence for M. O'Shaughnessy	
27.	4644 Dover 1904 Architect: J. Gamble Rogers Residence for Sam Brown Jr	37.	1456-58 Leland 1913 Architect: Julius H. Huber 3-flat for Albert W. Engel	
28.	4649-51 Dover 1905 Architect: Nils Halistrom Corner apts for Nils Erickson	38.	4500-02 Magnolia 1908 Architect: David Robertson Corner apts for Thomas H. Kendall	

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39.	4626 Magnolia 1925 Architect: Hyland & Corse Hotel for Paul V. Hyland IHSS (*), CCHAL Photo No. 12	46.	4546 Malden. 1894 Architect: R.C.Berlin Residence for R.C.Berlin		
40.	4636 Magnolia 1904 Architect: Wm.C.Krieg Residence for Nober Gottlieb	47.	4601-03 Malden 1908 Architect: Charles Thisslew Corner apts for Herman Fitch		
41.	4642 Magnolia 1896 Architect: Wm.G.Weigle Residence for Wm.G.Weigle IHSS (*), CCHAL Photo No. 2	48.	4602 Malden 1895 Architect: R.C.Berlin Residence for W.J.Clark IHSS (*), CCHAL		
42.	4646 Magnolia 1924 Architect: Paul Hansen Half-courtyard apts for P. Hansen	49.	4645-47 Malden 1904 Architect: Wm.G.Krieg 6-flat for Martin C. Anderson		
43.	4720-24 Magnolia 1893 Architect unknown Residence for C.H.Beyer IHSS, CCHAL	50.	4654-56 Malden 1902 Architect: H.H.Waterman Corner apts for Geo.L.Lavery		
44.	4747 Magnolia 1902 Architect: Nils Hallstrom 3-flat for Minnie Hettle	51.	4736 Malden 1925 Architect: Raymond Gregori Apt hotel for Raymond Gregori IHSS (*), CCHAL		
45.	4521-23 Malden 1928 Architect: N.T.Ronneberg Apt hotel for Geo.F.Johnson National Register 1983	52.	1412-14 Montrose 1908 Architect: W.M.Walter 6-flat for Peter Coorlas		

HISTORICAL SIGNIFICANCE

- 4700-04 Beacon 1906  
Architect: Edward A. Hogenson  
Corner apts for Chester Thordarson

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List of intrusive and non-contributing buildings  
in Sheridan Park district

## Intrusive buildings (All are apparently post-1941)

Beacon	4520	19??	2-story	Hull House community center
Beacon	4534-42	19??	3-story	nursing home
Beacon	4541	19??	3-story	"motel"-type housing
Beacon	4612-14	19??	3-story	"motel"-type housing
Beacon	4616	19??	3-story	"motel"-type housing
Dover	4537	19??	3-story	"motel"-type housing
Dover	4543	19??	3-story	"motel"-type housing
Dover	4547	19??	3-story	"motel"-type housing
Dover	4610	19??	3-story	"motel"-type housing
Dover	4755-57	1967	1-story	church
Magnolia	4425-29	19??	1-story	school
Magnolia	4446-50	19??	3-story	CHA 6-flat
Magnolia	4700	19??	3-story	CHA 6-flat
Malden	4716	19??	1-story	church
Montrose	1122	19??	2-story	store (1985 remodeling)

## Non-contributing buildings

Montrose	1138	1915	1-story	garage
Wilson	1418-22	1913	1-story	store (remodeled later)

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Continuation sheet Sheridan Park Historic DISTRICT Item number 7, Description Page 13

All buildings are indicated as contributing to the character of the district, unless otherwise indicated.

Street	Number	Date	Classific.	Street	Number	Date	Classific.
Beacon	4400-38	1924		Beacon	4621-23	1904	Significant
Beacon	4401-03	1915		Beacon	4627	1892	Significant
Beacon	4407-09	1915		Beacon	4630-32	1926	
Beacon	4411-15	1915		Beacon	4636	1904	Significant
Beacon	4417-19	1915		Beacon	4639-41	1909	
Beacon	4421-23	1915		Beacon	4645	1904	
Beacon	4427-29	1915		Beacon	4646	1904	Significant
Beacon	4435-37	1914		Beacon	4649	1899	
Beacon	4440-48	1914		Beacon	4650-56	1913	
Beacon	4441-43	1915		Beacon	4653-57	1909	Significant
Beacon	4447-49	1915		Beacon	4700-04	1906	Histor.signif.
Beacon	4451-59	1914	Significant	Beacon	4701-03	1926	
Beacon	4452-58	1913		Beacon	4706-08	1924	
Beacon	4501-03	1915		Beacon	4707-09	1910	
Beacon	4506-08	1911		Beacon	4713-15	1909	
Beacon	4507	1910		Beacon	4716-24	1922	
Beacon	4509	1908		Beacon	4717-19	1909?	
Beacon	4510-12	1903		Beacon	4721-25	1910	Significant
Beacon	4515	1908		Beacon	4726-34	1922	
Beacon	4517	1908		Beacon	4729-31	1903	Significant
Beacon	4520	19??	Intrusive	Beacon	4735	1927	
Beacon	4521	1892		Beacon	4736-38	1916	
Beacon	4525	1900		Beacon	4740-42	1897	Significant
Beacon	4530-32	1913	Significant	Beacon	4741-43	1904	
Beacon	4531	1897		Beacon	4745-47	1914	
Beacon	4534-42	19??	Intrusive	Beacon	4748	1898	
Beacon	4535	1900	Significant	Beacon	4749-51	1916	
Beacon	4541	19??	Intrusive	Beacon	4750-52	1896	Significant
Beacon	4545-47	1929		Beacon	4753-55	1916	
Beacon	4551	1910		Beacon	4754	1895	
Beacon	4556-60	1905	Significant	Clark	4401-03	1908	Significant
Beacon	4600-08	1924		Clark	4405-09	1927	Significant
Beacon	4601-09	1901		Clark	4451-55	1909	
Beacon	4611-13	1902	Significant	Clark	4532-56	1929	Significant
Beacon	4612-14	19??	Intrusive	Clark	4545-47	19??	
Beacon	4615-17	1905		Clark	4551	1906	
Beacon	4616	19??	Intrusive	Clark	4553	1903	

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Clark	4555-59	1898		Dover	4453-59	1905	Significant
Clark	4601	1898		Dover	4500-02	1897	
Clark	4605-07	1905		Dover	4501-03	1913	
Clark	4611-13	1926		Dover	4506	1904	
Clark	4615	1905		Dover	4507-09	1910	
Clark	4617	1928		Dover	4511-13	1908	
Clark	4619-21	1909		Dover	4512	1910	
Clark	4623	1911		Dover	4516	1908	
Clark	4625	1911		Dover	4517	1898	
Clark	4627	1911		Dover	4520	1901	
Clark	4631	1911		Dover	4521-23	1904	
Clark	4633	1911		Dover	4522	1907	
Clark	4635	1911		Dover	4525-27	1908	
Clark	4637	1911		Dover	4526	1901?	
Clark	4641	1911		Dover	4530	1904	
Clark	4643	1911		Dover	4531	1907	
Clark	4645	1911		Dover	4533	1910	
Clark	4647	1911		Dover	4534	1901	
Clark	4651	1911		Dover	4536	1904	
Clark	4653	1911		Dover	4537	19??	Intrusive
Clark	4655-57	1923		Dover	4540	1901	Significant
Clark	4711	1920		Dover	4542	1904	
Clark	4751-59	1916		Dover	4543	19??	Intrusive
Clifton	4401-13	1916	Significant	Dover	4547	19??	Intrusive
Clifton	4416-24	1912		Dover	4548	1905	
Clifton	4428-32	1909		Dover	4552	1900?	
Clifton	4431-41	1909		Dover	4556-58	1916	
Clifton	4434-36	1908		Dover	4600-04	1906	Significant
Dover	4400	1904		Dover	4601-17	1914	
Dover	4404	1904		Dover	4606-08	1904	Significant
Dover	4406	1904		Dover	4610	19??	Intrusive
Dover	4410	1904		Dover	4616	1896	
Dover	4412	1908		Dover	4618-20	1898	Significant
Dover	4416	1908		Dover	4619-21	1913	
Dover	4420	1908		Dover	4625	1912	
Dover	4422-24	1907		Dover	4626-28	1905	
Dover	4428-34	1905		Dover	4629	1912	Significant
Dover	4438	1905		Dover	4630	1904	
Dover	4440-42	1905		Dover	4633	1910	
Dover	4444-46	1903		Dover	4634	1903	
Dover	4448-50	1905		Dover	4636	1904	
Dover	4452-54	1905		Dover	4637	1911	



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Continuation sheet	District	Item number	Description	Page
Dover	4640	1901	Significant	Leland 1457-59 1901
Dover	4641-43	1903	Significant	Leland 1462-64 1902
Dover	4644	1904	Significant	Magnolia 4400-08 1912
Dover	4646	1905		Magnolia 4411-13 1914
Dover	4647	1898		Magnolia 4414-22 1912
Dover	4649-51	1905	Significant	Magnolia 4417-19 1912
Dover	4652	1901	Significant	Magnolia 4424-28 1912
Dover	4654-56	1905		Magnolia 4425-29 19?? Intrusive
Dover	4700-06	1924	Significant	Magnolia 4430-32 1912
Dover	4707	1908	Significant	Magnolia 4442-44 1912
Dover	4708	1910		Magnolia 4445-47 1911
Dover	4711-13	1906		Magnolia 4446-50 19?? Intrusive
Dover	4712-14	1901	Significant	Magnolia 4451-57 1911
Dover	4715-19	1912		Magnolia 4500-02 1908 Significant
Dover	4716	1908		Magnolia 4501-03 1905
Dover	4720	1908		Magnolia 4506-08 1909
Dover	4721-23	1898		Magnolia 4507-09 1909
Dover	4722	1908		Magnolia 4510-12 1904
Dover	4725-27	1910		Magnolia 4516-18 1905
Dover	4726	1909		Magnolia 4517-19 1909
Dover	4729	1910		Magnolia 4520-22 1901
Dover	4730	1909	Significant	Magnolia 4521-25 1909
Dover	4731	1910		Magnolia 4526-28 1905
Dover	4734	1910		Magnolia 4531-33 1908
Dover	4735	1915		Magnolia 4535-37 1909
Dover	4736	1909		Magnolia 4536-38 1927
Dover	4737	1911		Magnolia 4540-42 1927
Dover	4738	1912		Magnolia 4541-43 1908
Dover	4741-43	1900	Significant	Magnolia 4604-10 1894
Dover	4742	1913		Magnolia 4607 1898
Dover	4745	1912		Magnolia 4609-11 1903
Dover	4746-48	1913		Magnolia 4612 1899
Dover	4749	1913		Magnolia 4614-16 1912
Dover	4749	1917		Magnolia 4615-17 1908
Dover	4750-52	1915		Magnolia 4620-22 1902
Dover	4755-57	1967	Intrusive	Magnolia 4621-23 1908
Dover	4756-58	1916		Magnolia 4626 1925 Significant
Leland	1141-49	1904		Magnolia 4627 1909
Leland	1201-13	1926	Significant	Magnolia 4633-35 1909
Leland	1420-26	1915		Magnolia 4636 1904 Significant
Leland	1430	1898	Significant	Magnolia 4642 1896 Significant
Leland	1456-58	1913	Significant	Magnolia 4645-47 1906

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Magnolia	4646	1924	Significant	Malden	4521-23	1928	Significant
Magnolia	4652	1892		Malden	4525-27	1908	
Magnolia	4654-56	1913		Malden	4529	1915	
Magnolia	4700	19??	Intrusive	Malden	4536-38	1916	
Magnolia	4701-03	1907		Malden	4542	1900	
Magnolia	4707	1892		Malden	4546	1894	Significant
Magnolia	4710-12	1902		Malden	4547-49	1896	
Magnolia	4711	1909		Malden	4550	1923	
Magnolia	4715	1909		Malden	4554-56	1917	
Magnolia	4716	1914		Malden	4555	1915	
Magnolia	4719	1909		Malden	4601-03	1908	Significant
Magnolia	4720-24	1893	Significant	Malden	4602	1895	Significant
Magnolia	4723	1909		Malden	4607-09	1906	
Magnolia	4726-30	1905		Malden	4613	1902	
Magnolia	4727-29	1907		Malden	4615	1927	
Magnolia	4731	1910		Malden	4621-23	1901	
Magnolia	4734-38	1913		Malden	4625-27	1904	
Magnolia	4735	1900		Malden	4629-31	1904	
Magnolia	4741-43	1911		Malden	4635-37	1904	
Magnolia	4742-44	1909		Malden	4636-38	1904	
Magnolia	4746-50	1909		Malden	4641-43	1914	
Magnolia	4747	1902	Significant	Malden	4642	1916	
Magnolia	4749-57	1909		Malden	4645-47	1904	Significant
Malden	4400-04	1915		Malden	4649-51	1916	
Malden	4401-09	1915		Malden	4654-56	1902	Significant
Malden	4408-10	1915		Malden	4655-57	1905	
Malden	4413-15	1913		Malden	4700-02	1910	
Malden	4414-18	1915		Malden	4701-03	1910	
Malden	4417-21	1913		Malden	4706	1896	
Malden	4420-22	1914		Malden	4707	1925	
Malden	4426-28	1914		Malden	4711	1908	
Malden	4430-32	1913		Malden	4712	1902	
Malden	4436-40	1914		Malden	4715-17	1923	
Malden	4442-46	1914		Malden	4716	19??	Intrusive
Malden	4441-43	1912		Malden	4721	1909	
Malden	4447-49	1912		Malden	4722	1915	
Malden	4448-56	1913		Malden	4727	1927	
Malden	4451-57	1912		Malden	4728	1892	
Malden	4500-12	1925		Malden	4730-32	1905	
Malden	4501-19	1924		Malden	4731-33	1914	
Malden	4516	1911		Malden	4735-37	1926	
Malden	4520-28	1925		Malden	4736	1925	Significant

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Malden	4740-42	1911		Racine	4432-34	1916	
Malden	4741	1913		Racine	4616-18	1909	
Malden	4744	1911		Racine	4620-24	1909	
Malden	4745-47	1914		Racine	4626-28	1909	
Malden	4746	1911		Racine	4631-37	1904	
Malden	4750-52	1914		Racine	4632-40	1911	
Malden	4751-53	1912		Racine	4641	1909	
Malden	4754-60	1917		Racine	4644-46	1911	
Malden	4755-57	1904		Racine	4645	1909	
Montrose	1122	19??	Intrusive	Racine	4700-04	1910	
Montrose	1138	1915	Non-contrib.	Racine	4706-18	1909	
Montrose	1412-14	1908	Significant	Racine	4720-32	1909	
Racine	4400-08	1915		Sunnyside	1410-12	1927	
Racine	4401-07	1915		Sunnyside	1417	1908	
Racine	4409-11	1908		Sunnyside	1419	1909	
Racine	4410-12	1915		Sunnyside	1423	1909	
Racine	4415-17	1908		Wilson	1218-30	1920	
Racine	4416-18	1912		Wilson	1317-27	1928	
Racine	4419-21	1908		Wilson	1359-67	1927	
Racine	4422-24	1911		Wilson	1410-14	1900	
Racine	4426-28	1911		Wilson	1418-22	1913	Non-contrib.
Racine	4431-33	1904					

This nomination contains 351 contributing buildings and 17 noncontributing buildings.

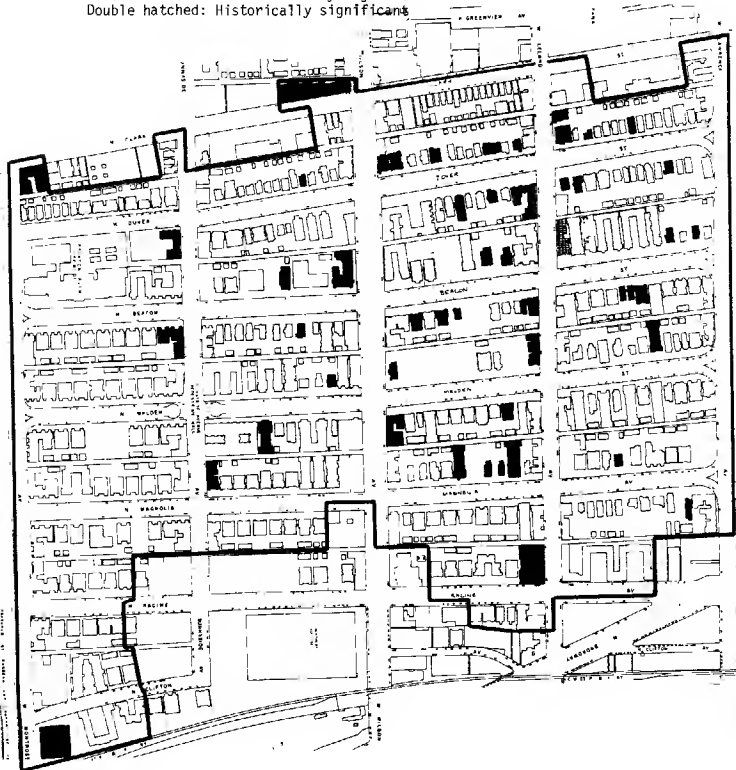
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LEGEND: Blacked-in: Architecturally significant  
Double hatched: Historically significant





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List of photographs.

All photos were taken by Dennis Pratt in 1985.

1. Three residences, 4742, 4748, 4752 Beacon (1897,1898,1896)  
Streetscape, looking southwest
2. Residence, 4642 Magnolia (1896)  
View, looking northwest
3. Three residences, 4535, 4531, 4525 Beacon (1900,1897,1900)  
Streetscape, looking southeast
4. Residence, 4712 Dover (1901)  
View, looking west
5. Two residences, 4636, 4646 Beacon (both 1904)  
Streetscape, looking northwest
6. Two-flat, 4641 Dover (1903)  
View, looking east
7. Row of two-flats, 4716-26 Dover (all 1908 or 1909)  
Streetscape, looking northwest
8. Six-flat, 4611-13 Beacon (1902)  
View, looking east
9. Corner apartment, 4451-59 Beacon (1914)  
View, looking southeast
10. Row of six-flats, W side 4400 block of Malden (all 1913-1915)  
Streetscape, looking northwest
11. Row of six-flats, E side 4700 block of Beacon (all 1909-1910)  
Streetscape, looking northeast
12. Hotel, 4626 Magnolia (1925)  
View, looking west
13. Hotel, 1207 Leland (1926)  
View, looking southwest
14. Row of store & flat buildings, E side 4600 block of Clark (all 1911)  
Streetscape, looking northeast

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1891-1929

Builder Architect See Section 7

### Statement of Significance (In one paragraph)

#### Summary

Sheridan Park is a district of large homes, six-flats, larger apartment buildings, and hotels, built between 1891 and 1929. Its primary significance is architectural. Successive waves of suburban and then urban residential development left different traces on the land, but in spite of the change in density of population, the physical scale of the neighborhood, both horizontal and vertical, remained almost constant throughout the historic period. This is due in large part to the situation on gently rising ground, the thoughtful layout of the streets, the wide lawns mandated by building lines, and the uniform 50-foot frontage of the original lots; and so community planning has also played a significant role. This is a predominantly middle-class area and its architects are primarily local in importance, so that the existence on every block of buildings of exceptional merit testifies to the level of achievement of American architects, builders and tradesman of the period. The district is almost entirely free from modern intrusions; less than five per cent of its buildings have been built in the last 50 years, none are higher than three stories. The district meets criteria for the National Register: It embodies the distinctive characteristics of a type or period, the large middle-class suburban house of the turn of the century, the Chicago six-flat of the period 1897-1916, and the Chicago common-corridor building of the 1920's. And the successive phases of building are a vivid record of the broad patterns of the history of residential growth in a large American city.

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Continuation sheet Sheridan Park H. D. Item number 8 Page 1a

Significance: community planning

The community-planning significance of Sheridan Park is briefly mentioned in the Summary paragraph of Item 8.

Several paragraphs in Item 7, Description, under the heading "Situation, orientation, building lines, scale," address this aspect of the significance of the district. Several paragraphs in Item 8, Significance, under the heading "Origins and history," discuss the latent effects of the planning of the original subdivision under O. C. Simonds. Throughout the discussion of the district in Items 7 and 8, frequent mention is made of the effect of the 50-foot scale of the building lots, and the spatial effects of the setbacks mandated by the original building lines.

For these reasons, it is felt that the form as submitted substantiates the claim for significance in community planning. If the Staff or the Council does not agree, time does not permit rewriting of the form before the deadline given, and in this case the check-off for planning significance should be dropped in the heading to Item 8.



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Continuation sheet Sheridan Park Historic District Item number 8, Significance Page 2

Origins and history

The North Side of Chicago is geologically an old lake bottom, which explains its exceptional flatness. Two sandy spits stand out, albeit only slightly, on this surface. Their names - Rosehill Spit and Graceland Spit - recall the names of two historic cemeteries that chose this well-drained, sandy, relatively high terrain for burial grounds.

Graceland Cemetery was chartered in 1860, when the surrounding part of the town of Lake View was still rural. After the subdivision of Ravenswood was settled a little to the north and west, beginning around 1870, tension developed between townspeople and the cemetery over the land which it was holding for future use, north of the cemetery itself. This is the land that became Sheridan Park.

Because of the well-drained site and the subtle but pleasing elevation, the land was desirable for development, and would have been built on sooner had it not been held by the cemetery. In 1889, it was proposed by Frederick Law Olmsted as an attractive core site for the World's Columbian Exposition, a suggestion which was dropped in favor of the now famous south-side site.

Finally, in April 1891, Graceland Cemetery Corporation subdivided the major part of the land in question and put it on the market. It was called the Sheridan Drive Subdivision, named after the much ballyhooed drive, now called Sheridan Road, that real-estate promoters were using to advertise lakefront property from Chicago to the far northern suburbs. The Sheridan Drive subdivision was bounded essentially by what would now be called Lawrence Avenue, Racine Avenue, Sunnyside Avenue, and Clark Street.

East-west streets were continuations of existing Lake View thoroughfares and took the same names. But the north-south streets were limited by Graceland on the south and by St. Boniface Cemetery on the north. They were given names derived from Boston streets or places: Pemberton, Arlington, Malden, Beacon, and Dover.

These streets depart from the Chicago grid in a subtle but important manner. Clark Street is a prehistoric trail. It follows the sandy ridge (i.e., Graceland Spit) in a direction somewhat west of true north. Thus the subdivision is wider at Lawrence (on the north) than at Sunnyside (on the south). Ossian Cole Simonds, the famous landscape architect who was superintendent of the grounds at Graceland Cemetery, was in charge of planning and landscaping the subdivision. He took up the extra width little by little, so that all the streets bend slightly to the west, more as one moves north and west toward Lawrence and Clark. When street numbers and street names in Chicago were "rationalized" in 1909, the two eastern streets, Pemberton and Arlington, were renamed as part of Racine and

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Continuation sheet Sheridan Park Historic District Item number 8, Significance Page 3

Magnolia Avenues, But Malden, Beacon, and Dover Streets, which deviate more conspicuously from the grid of the city, kept their separate names and identities.

Nothing can be said to remain of Simonds' landscaping, but the neighborhood retains several features from his influence. The street names are distinctive. The bending or curving of the streets and sidewalks is very unusual in Chicago. As slight as this curvature may be, it has the important effect of closing off the vistas to the north and south, enhancing the feeling of place. The high masonry walls enclosing the two cemeteries north and south of the area naturally add to this sense of closure.

The subtle but noticeable rise in the land, corresponding to the ancient lake shore, like the bending of the streets, helps to soften the flat rectangularity which is typical of most of Chicago.

Finally, building lines were recorded in the original plat (and in the subsequent subdivisions of the remaining nearby land) which stipulated setbacks of at least 30 feet on all the north-south streets (except Clark). Where the lots are deepest, at the northern end of Beacon and Dover, the building line is a full fifty feet. This further enhances the special and suburban feeling of place.

A suburban railroad station was built in 1891, called Sheridan Park by analogy with nearby stations at Buena Park and Argyle Park, and this name became the popular name of the neighborhood.

Sam Brown, Jr., a prominent real-estate man, was put in charge of selling the lots and promoting the area, while Bryan Lathrop, a leading capitalist, prominent civic leader (a founder and president of the Chicago Symphony), and an officer of Graceland Cemetery, financed the lot sales by taking trust deeds personally.

Between 1891 and 1897 over one-third of the 354 lots in the original subdivision were sold, and about 70 buildings were erected. Except for a handful of two- and three-flats, these were all single-family residences.

In January 1898, the Economist, in an article about lot sales on the North Shore, referred to "Sheridan Park, Winnetka, Wilmette and other suburbs." This list is amusing today because the future history of Sheridan Park was to take an entirely different course from that of those "other suburbs."

As the city of Chicago (which had annexed the town of Lake View in 1889) grew out to this area and beyond, and as commuter transportation improved with the arrival of the elevated at Wilson Avenue in 1897, a second stage of

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Continuation sheet Sheridan Park Historic District Item number 8, Significance Page 4

development began. The fifty-foot lots which were so suitable for suburban houses were also admirably suited for small apartment buildings, and especially for six-flats.

A Chicago six-flat is a three-story walk-up apartment building, usually symmetrical, with a center entrance and stairway giving access to two apartments or flats on each floor. Fifty to sixty feet is the ideal width of building lot for such a structure.

Corner lots were subject to more intensive development. Two or three six-flats could be shoe-horned into a 50x150 corner lot, and this happened at the same time as the six-flat development. Courtyard apartments, requiring assembly of two or more lots, began in 1909 and never became an important part of the neighborhood.

In the years around World War I, a remarkable commercial boom took place in the area just east of Sheridan Park, which became known as "Uptown," renamed its principal thoroughfare "Broadway," and tried to become the terminus for the Twentieth Century Limited trains from New York. Wilson Avenue had been an entertainment center from the beginning, with beaches, theaters and night clubs. Construction of large hotels, such as the 12-story Sheridan Plaza at Sheridan and Wilson (1920; National Register 1980), huge entertainment centers (Uptown Theatre, 1925, with about 4000 seats; Aragon Ballroom), and even large office buildings (Sheridan Bank at Lawrence and Broadway, raised to 12 stories in 1927), displayed the operation of economic forces that had an inevitable impact on nearby residential streets. Intense pressure on land values, continuing through most of the decade after the war, brought about another phase of development.

By 1929, Sheridan Park was mature: only three or four lots were vacant, and a score of hotels and kitchenette apartment buildings had been built there. Many of them were built on sites of the early houses. In fact the earliest and largest houses were likeliest to fall. They had obsolete plumbing and wiring and were intended for families with live-in servants. Changes in lifestyle saw apartment hotels for single people replacing these old houses. On Broadway and on Wilson, restaurants, night clubs, theaters, and all forms of shops and entertainment catered to this population. Transportation was a key asset: Wilson and Broadway was a major interchange and terminus for local and long-line railways and for local and express busses.

After World War II, a housing shortage took its toll in Sheridan Park, as spacious old homes and apartments were converted into rooming houses. The resulting crowding became a blighting factor, especially when the automobile displaced public transportation in American lifestyles. An apartment hotel

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might have 75 rooms and no parking places; until 1945, it thrived, but later it could no longer attract prosperous tenants. Like much of Uptown, Sheridan Park became a port of entry for immigrants from rural areas of the U.S. and from other countries.

Today, the area exhibits a remarkable mix of population, economically, socially, and culturally. The effect on the historic fabric is also mixed: historic rehabilitation goes forward on the same streets and at the same time as decay and abandonment. Perhaps recognition of the historic character of the built environment of the area can serve to stimulate retention of more of the housing stock for all classes of residents, while preserving for the future the buildings and the story they tell of successive waves of development in a favored city neighborhood.

Houses, two-flats, three-flats

In the first decade, 1891-1901, about a hundred buildings were built in Sheridan Park. Ninety percent were single-family residences or two-flats. (Most of the rest were six-flats and corner apartments, the first of which appeared in 1897.) Thus the neighborhood had an essentially suburban character. This was enhanced by the fact that most of the houses were architect-designed and one of a kind.

The fifty-foot lots encouraged large detached residences, and the area was outside the city's fire limits. Some stone and brick houses were built, but the majority were frame. Although not numerous, the survivors impart much of the character of the district, because of the impact of their size and their picturesque designs.

The oldest house standing is apparently the frame house at 4627 Beacon, built in 1892, in the free Victorian manner, using shingles and clapboard, projecting and overhanging bays, and odd features like the stubby columns at the entry. The large frame house at Maiden and Wilson, designed by R. C. Berlin in 1895, is a well maintained Victorian with a picturesque variety of gables and dormers, part Queen Anne, part Colonial, all eclectic. At 4642 Magnolia, architect William Weigle built for himself a very interesting house, in which the transverse gambrel roof swoops down from the third-floor peak, past two steep dormers, to envelop the front porch (Photo 2). This house has been in the same family since the turn of the century and is pristine inside and out. A group of three 1890s frame houses may be seen at 4748-54 Beacon Street (Photo 1).

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At 4618-20 Dover Street what might be taken for a single-family house is actually a two-flat, from 1898. It is unusual for its generous two-story verandah. Governor John P. Altgeld and his family lived in this house for about a year, around 1901. They then bought a house on Malden which was his last residence, and where his widow lived on until the teens. That house is unfortunately demolished, as is the house where Mayor and later Governor Edward Dunne lived from about 1908 to 1916.

A very fine Victorian stonefront will be found at 4724 Magnolia, with beveled and leaded windows and a slender pointed corner tower.

Among the brick Victorians, there is the house built in 1894 by Berlin for his own residence at 4544 Malden, which has some stylistic features in common with the above-mentioned house at Malden and Wilson. The house next door at 4542 dates from 1900. A very distinctive brick house from 1897 was designed at 4742 Beacon by F. W. Thomsen, a Southern architect imported by the original client, who wanted a Southern-style house. This may account for its uniqueness. At any rate it is the only house in the neighborhood with decorative carpentry around the front, and it has among other features a little upstairs porch off the boudoir. (See Photo 1, left.)

These houses and many others have interiors with outstanding hardwood trim, fireplaces, built-in sideboards and window benches, and other quality features distinguishing the upper middle-class home of the turn of the century from what is built today.

The 1904 house by William Krieg at 4636 Magnolia has the most interesting planning of these early houses. A prominent stair hall with a fireplace and elaborate woodwork serves as the focus for a complex intersection of spaces, multiplied by built-in mirrors, and leading to a dining-room fireplace completely surrounded by art-glass windows, seeming to have no flue.

Also in 1904 two large brick houses were designed by Edmund Krause at 4636 and 4646 Beacon. See Photo 5. These have rectangular massing very different from the earlier Victorians, and relating to the line of the modern movement that is epitomized by the Madlener House on State Parkway (National Register 1970). The two-story house at 4636 was built for Andrew Lanquist, a leading builder, first as partner with Henry Ericsson and later as head of his own firm. Krause, well known for his early apartment buildings and for the Majestic Building (Shubert Theatre) at 22 West Monroe in the Loop, here surrounds the windows on the front with rectangular stone frames, but on the side he carries a stone course some distance below the eaves and above the windows, while the windows themselves are left untrimmed and severe. The brick is a medium or light brown with a reddish tinge. Next door at 4646 the three-story orange brick house is also very rectangular, with wide eaves, and framed front windows. Its most striking

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feature is a long wrought-iron third-floor balcony, supported by large scrolled brackets. Behind the balcony is a row of six windows, separated by engaged octagonal columns (which are also used in the porch at 4636), and recalling the ballroom windows of the Madlener House.

Lot sales in the subdivision slumped in 1896-1900, and in 1901 Sam Brown, Jr., took a step that would have far-reaching implications for Dover Street. He resubdivided several lots on the 4500 and 4600 blocks, and commissioned a number of houses by architect James Gamble Rogers. Rogers, born in Kentucky, schooled in Chicago and then at Yale, began a practice in Chicago in the early 1890s and built one 12-story office building, then left to study at the Ecole des Beaux-Arts in Paris. On his return he gained rapidly in renown. He designed the large house on State Parkway which in later life became the "Playboy Mansion," and would shortly design the Elaine School of Education at the University of Chicago. In 1904 he would move to the East where he would eventually become known as the finest American Gothicist; he is famous for the Harkness Quadrangle at Yale, and he designed much of the historic fabric of both the Evanston and Chicago campuses of Northwestern University.

Here on Dover Street, Rogers used a mix of stucco and half-timber surfaces, boulder porches and chimneys, steep gables, and small-paned windows with diagonal muntins to create a medievalist atmosphere. Whether the eight houses listed on the original building permit were all built according to Rogers' plans is not entirely clear. The putative Rogers houses in the 4500 block are not so characteristic, especially as some of them have been disguised by inappropriate siding. Also, it is interesting to note the house at 4741-43 Dover, built by an unidentified architect - possibly Rogers - for Bryan Lathrop, Sam Brown's distinguished collaborator, in 1900. Whether this house was designed by Rogers or not, it was probably the progenitor of the whole group.

These houses are not only attractive in themselves, but had a lasting impact on the development of Dover Street, both in scale and in style. The 33-foot scale was set down on much of Dover Street by these operations. Moreover, the medievalist flavor was picked up as much as twenty years later by other architects, especially on the east side of the 4600 block. Note especially 4629-31, with its stone trim in Gothic style and its English windows.

Another important current in American architecture, the Prairie School, left its mark on Dover street a little later. In 1903 E. E. Roberts of Oak Park designed the two-flat at 4641-43 Dover for the Sanborn and Freeborn families. This two-flat has considerable intrinsic interest. The entry is dramatized by a low-pitched pyramidal roof with wide overhanging eaves and distinctive supporting columns. The house sits flat on the ground, without

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a basement, and a brick wall rises from the base to the sill line of the second-story windows. The second story is extremely shallow and is finished in stick and stucco. Above it loom the wide overhanging eaves of a low-pitched roof. Most of these aspects are representative of the Prairie School style in its mature phase.

The massing is also very interesting. On the left, the entry projects forward from a recessed block. In the center, living-room bays provide a reference point. To the right, an enclosed first-floor porch projects boldly beyond the rest of the front elevation, but above, there is only a deck, and thus the main block recedes again.

All this would be interesting enough in a building from the heyday of the Prairie School in 1910 or 1912, but this two-flat was designed and built in 1903-1904. With the admittedly capital exception of Frank Lloyd Wright's Willis house in Highland Park a year earlier, there is very little characteristic Prairie School work this early to compare with Roberts' very finished work here. Thus this two-flat is not only of intrinsic interest but seems to be a previously unnoticed landmark in the evolution of the Prairie School.

Roberts did another two-flat on Dover, at 4707, about five years later, but it is much less distinctive. Tall, slender art-glass windows and two-story square columns at the entrance are the most interesting features.

In this connection there is also a two-flat at 4731 Magnolia which is apparently very much influenced by 4641 Dover, though it is much less distinctive. It was designed in 1910 by David McHaffy.

The large house at 4535 Beacon has a brick-veneered first floor and a stick-and-stucco upper floor, like the Prairie examples, but its high gables give it an English flavor. Built in 1900 by an unidentified architect for a high-ranking judge, it may be related to the Gamble Rogers group. (Photo 3).

Many of the two-flats on the west side of the 4700 block of Dover were designed by William Arthur Bennett. Some hardly rise above the vernacular (see Photo 7), but at 4730 Bennett gives full play to his feeling for the decorative possibilities of contrasting colors of face brick, with a very attractive result.

Note Bennett's twin three-flats at 4721-25 Beacon (1910). Some of the large six-flats have central light courts open to the rear, e.g., 4635 Malden (1904). Here Bennett brings the light court all the way through, and the two sides are joined only at the common entry porch. He also uses a two-tone brick treatment much like that at 4730 Dover.

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Examples of two-flats in an earlier style are found in the 4400 block of Dover, which was subdivided in 1904, at which time Niels Buck built the four at 4600-4610; he was architect, builder, and client. Later he built three more at 4412-20 for Frederick Schroeder.

The exceptionally large (35x100) two-flat at 4530 Beacon was not built until 1913, showing the continuing demand for luxury housing even after the small-scale development on Dover. Designed by Hall & Westerlund, it reveals its late date by the extensive use of terra cotta.

One other aspect of the houses and two-flats is of interest. It is often difficult to distinguish the single- from the two-family residences. This may be considered an attempt to disguise the two-flats or to give them the aspect of single homes. This would accord with the thinking of those like C. W. Westfall who have discussed the reluctance of Chicagoans, in contrast to New Yorkers or Parisians, to live in flats. Indeed it is not clear at first glance that the stonefront at 4610 Magnolia is a one while that at 4547 Malden is a two. The verandah house at 4618-20 Dover turns out to be a two, as does the Roberts masterpiece at 4641-43 Dover.

There are not so many three-flats in Sheridan Park - about 22, and most of them are without special distinction. However, a few are unusual. At 4747 Magnolia Nils Hallstrom designed a very large three-flat in 1902 which is set on the north side of the lot to leave a spacious side yard, and which has large wooden rear porches overlooking the yard, a feature quite rare in Chicago, and very indicative of the suburban quality of the area as late as 1902. Across the street at 4630 is an enormous stone three-flat of 1905 with a rather grand stone porch in front, which unfortunately has had structural problems.

A most unusual plan distinguishes the three-flat at 4700 Dover, designed for Albert Engel in 1924 by Wilhelm Bernhard. Engel was an inventor and entrepreneur, whose factory across the alley on Clark Street manufactured "Engel's Art Corners," the adhesive bits used to fasten photographs into scrapbooks. He first lived in a house at the corner, then built the apartment in the rear (1913, architect Julius Huber, who moved into one of those apartments in the Depression), and finally razed the house and built this three-flat. The two upper flats are very large and very wide, allowing freedom in plan quite rare in this neighborhood. A small flat shares the first floor with the usual basement facilities and also with one of Chicago's earliest and handsomest attached automobile garages.



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Six-flats

There are over 100 six-flats in Sheridan Park (and dozens of others were demolished in the land clearance for Truman College). These are the most typical buildings in the neighborhood in many respects. They were built from 1897 to 1916 and tracing their evolution gives insight into the various phases of the architecture and the psychology of apartment living in Chicago.

The earliest ones are sometimes faced in brick but often in stone. They are three-story buildings with a center entrance giving access to a central stairway (often beautifully finished) leading to one apartment on each side of each floor.

It is very common to see these buildings with projecting bays, round at first and usually trapezoidal later, representing the front parlors of each flat. Following the thinking that Chicago flats in the early days tried to look like mansions, we can point to very likely prototypes in Chicago's Gold Coast district (National Register 1978). At 120 East Bellevue, Bryan Lathrop's house had this form: a three-story dwelling with round bays at each end of a facade which is symmetrical except for the entry. It is built in red brick in a Georgian manner. Designed by McKim, Mead, and White for the man who was financing the subdivision land purchases, this is one obvious source - and a prestigious one - of the standard six-flat design.

An even more exact prototype is found in the William Kerfoot house at 1425 Astor Street. Also a symmetrical front with round bays, three stories high, but finished in grey limestone, this house is even closer in materials and scale to the early Sheridan Park six-flats.

It is not particularly fruitful to assign stylistic categories to these early six-flats with their standardized massing. Architectural details were stamped out in one fashion or another, often Georgian or classical in inspiration. The greatest energy is evident in the treatment of the entrances. Only visual inspection can convey the variety of entry treatments, including arches, segmental arches, pediments, broken pediments, sinuous shapes, posts and lintels of every description, globes, urns, or bulls-eyes.

Through about 1908, balconies or porches, if any, are open, and usually related to the central entrance. About 1908, a new current begins to declare itself. In that year a six-flat at 4637 Magnolia by Leon Stanhope (no longer extant) had an entire front layer of balconies, under tile roofs and supported by brick piers which made the open porches seem almost to be voids in the building rather than projections. Built the same year, a corner 12-flat at 4500 Magnolia by David Robertson also has open balconies

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across the three-story front. Here the facade is dominated by two-story high round stave-built wood columns.

Late in 1908 porches begin to appear frankly as voids within the building mass; see 4507-09 or 4511-13 Dover, or 4507-09 Magnolia (all by different architects).

Perhaps the city was becoming too crowded or too noisy for open porches. In any event, the next phase is the enclosed sun parlor. This mode of apartment arrived on the Chicago scene at a very timely moment in the history of Sheridan Park, for it was in 1910-1912 that the land between Graceland Cemetery and Sunnyside Avenue was subdivided and developed. In a matter of months these blocks filled up with row after row of six-flats with three-story tiers of totally enclosed sun parlors, where a decade earlier there had been only the round or octagonal swellings of the masonry fronts. The homogeneity of these blocks is striking. In some cases several six-flats were built on one permit, as for example the five buildings at 4407-29 Beacon. In other cases several developers and several architects were involved, but the style is so dominant that only minor differences are seen along the street.

At 4707-55 Beacon there are 10 buildings built for ten different clients by at least seven different architects, ranging in date from 1903 to 1916. Several were built in 1909-1910 just before the sun parlor craze. Photo 11 shows how the porches have been remodeled (not very elegantly) to adapt to the new mode. The newest building in this block is the apartment hotel at 4735, built in 1927, but in feeling it is surprisingly close to the oldest six-flat on the block next door at 4729-31. This is an excellent example of how the visual scale and character of the neighborhood are preserved through the passing decades and the changes in architectural styles and lifestyles.

Larger apartments: corners, courtyards

What has been said for the six-flats is generally true for the larger apartment buildings. This includes about 30 corner buildings and about 15 courtyard buildings.

The corner buildings may be regarded as six-flats in front and three or six-flats on the side, and the same stylistic evolution is seen in them as in the six-flats. Several very handsome corner buildings exhibit the round bays of the early years: 4601 Beacon (1901), which predates the six-flats at 4607-4623; 4656 Malden (1902), a rare four-story example; 4453-59 Dover, with its mannerist entry columns (1905); 4649 Dover (1905), and others.

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The corner building at 4700 Beacon, built in 1906, has historical significance. It was built for Chester Thordarson, the great electrical engineer, born in Iceland in 1856, who bought Rock Island in Wisconsin and developed it as a magnificent country retreat. This apartment building has one tier of very large apartments, and presumably one of those was where the Thordarson family lived from 1906 until the mid-1920s. Here is a vivid example of "city house, country house":

Charles Thisslew designed the "Evelyn" at Wilson and Malden (1908), which combines large round bays with overhanging roof and stucco third floor to produce an interesting and unusual effect. (The brick porches were added in 1912, an unfortunate early reaction to the porch craze.) Another remarkable one-of-a-kind corner building is 4556 Beacon, designed in 1905 by Samuel North Crown, and giving free rein to his flair for unusual details with a vaguely Art Nouveau quality. This building has a dramatic terra-cotta cornice projecting three feet from the wall, which was poorly maintained in the past and presents a difficult restoration challenge.

At 4451-59 Beacon the large corner building is a distinctive example of the corner building as multiple six-flats. The terra-cotta ornament is colorful and playful without being obtrusive. The architect was D. S. Pentecost and the year 1914. This building won the highest award for quality rehabilitation at Chicago's City House exposition a few years ago; its hardwood floors and trim, built-in hutches and other interior features are as beautifully preserved or restored as its brick and terra cotta exterior.

About fifteen courtyard apartment buildings are scattered around the district. They date from 1909 (four examples on Clifton and Racine) to 1925 (4520-28 Malden) and they are not an especially interesting aspect of the fabric of the district. Chicago's most distinctive courtyard buildings, like the Pattington (National Register 1980), were built on much larger land assemblies than were generally possible in Sheridan Park.

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Hotels and kitchenette apartment buildings

As mentioned in the historical sketch, the last phase of the urban evolution of Sheridan Park was the construction of a score of large buildings with small units. These buildings are often referred to as "common-corridor" buildings because they consist of a large number of hotel rooms or small apartments accessed from a common corridor, as opposed to Chicago's traditional six-flats, corners, and courtyards where only one or two apartments per floor are reached from each entry.

The zoning code of 1923 evidently gave an impetus toward the construction of a certain typical common-corridor building, which would cover a 50-foot lot from front to back, with three floors of dwelling units over a high "English basement" containing common rooms and service facilities. A dozen mid-block buildings in the district fit this description perfectly. While some are given a minimum of architectural thought, others are very attractive. The economics permitted special attention to the front, since so many rental units were squeezed in behind, usually with the plainest of common-brick vernacular sides and rear. Some of these facades are almost like six-flats (4706 Beacon), while others are quite frankly something different. Medieval flavoring (4550 Beacon, 4735 Beacon) is seen, and the so-called Spanish Baroque appears, at 4736 Malden or 4521 Malden for example (the latter building is National Register 1983).

At 4626 Magnolia (Photo 12) a most curious facade by Hyland & Corse (1925) departs from the internal symmetry of the plan to create a kind of Gothic fantasy in white cement tile.

Finally larger hotels came to the most profitable locations. The most attractive is the Leland Hotel (Photo 13) with its so-called Spanish style characterized by twisted columns and a frothy parapet.

Materials and details

In January 1897, the Brickbuilder complained that "it is a melancholy and somewhat humiliating fact that under existing conditions the quality of brickwork is - all things considered - probably worse in America than in any other civilized country." For various reasons the picture changed radically over the next few years. The use of Roman brick by Stanford White and others in the Gold Coast, and by Frank Lloyd Wright and the Prairie School, and the use of tapestry brick by Louis Sullivan in the Felsenthal Store (1907) and his small-town banks, created an entirely new market. The Economist, in its review of 1910, stated: "The feature of the year's market has been the growth in popularity of brick with a rough surface like velvet or bark. The artistic qualities of these brick are indicated by such names

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as Oriental, Tapestry, Astrakhan, Mission, Texture, Matt, Bokhara, Velour, Antique, and Rugosa."

There is very little Roman brick in Sheridan Park, but a variety of colors is used early. The rows of brick six-flats on the 4600 blocks of Magnolia and Beacon, which date between 1901 and 1909, show a palette ranging from tan and orange through purple and dark brown.

High-fired face brick with a speckled appearance (caused by the oxidation of mineral impurities) can be found already in such 1905 buildings as 4448 Dover (by William Nicholson) or 4556 Beacon (by Samuel Crowen).

The rapid expansion of the market for tapestry or textured brick around 1910 came just in time for the sudden development of the area south of Sunnyside with rows of brick sun-parlor six-flats. Although the brand names have not been identified, the variety is evident to the eye. The predominant color is dark red, but changes in color are often used to mitigate the monotony when two or more buildings are built to the same plans (4400 block of Malden, for example). The brick texture may be speckled, striated, or even cross-hatched (the two-flat at 4722 Malden is a fine example from 1915).

We have mentioned W. A. Bennett's use of contrasting pale colors at 4730 Dover and at 4721-25 Beacon. The common practice of using contrasting colors of bricks for entries, corner quoins, or cornices, or sometimes for the entire first floor, will be observed in many places. Sometimes no color contrast is used, and the effect depends solely on the projection of the decorative bricks from the flat wall surface.

The brick 9-flat at 4653-57 Beacon is an interesting proto-modern building (1909, architect unidentified). The brick has a pale blond or sand color with speckling. The lines are severely rectangular and there is virtually no ornament. However, the top eight brick courses of the facade are corbeled out in a curve to meet the projection of the roof.

The most interesting use of stone in the district is for doorway trim. What was said before about doorways need not be repeated here. However, surely the street-number medallions at 4621-23 Beacon (William Krieg, 1905, showing the pre-1909 numbers) are among the most unusual in Chicago.

The extraordinary use of terra cotta in the Broadway district does not spill over into the residential streets very much. However, there are good examples at 4459, 4530, and 4735 Beacon, and at 4550 Malden. The Spanish style of the 1920s used terra cotta lavishly. The Malden Towers (4521 Malden, National Register 1983) is an outstanding example. See also the Leland Hotel (Photo 13), the Coronado (4736 Malden), and the store building

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at Wilson & Dover. One should also note the three store-and-flats buildings on Clark Street (4401, 4405, 4556) for their use of this versatile material.

Architects, developers, and architect-developers

Sheridan Park was not built by famous architects (except James Gamble Rogers), nor was it built by vernacular builders. Architects have been identified for three-fourths of the buildings, but their names are usually at the level familiar only to experts on Chicago neighborhoods. It will have been noticed that many of the architecturally significant buildings are by such men as Nils Hallstrom, David Robertson, and N. T. Ronneberg, who are almost unknown. Thus Sheridan Park stands as testimony to the generally high level of design skill and building trades in this period in Chicago.

A house by Adler & Sullivan, another by Holabird & Roche, and a railway station by Frank Lloyd Wright have all disappeared long ago. The big downtown architects are not represented here, with due respect for Edmund Krause and Samuel Crowen. The Prairie School is here only through E. E. Roberts, who is not even mentioned in the index to Brooks' standard reference book on that movement.

Leading apartment architects, such as Andrew Sandegren and John Nyden, are represented, but their work here does not stand out from the generally high quality of the surrounding buildings.

Robert Carl Berlin, who did two fine houses on Malden, lived in the neighborhood at the time. He is known as the architect for the YMCA in Chicago and for the Wieboldt Stores. William Krieg, City Architect 1907-09 and then the founder of Midland Terra Cotta, is represented by an outstanding house and three high-quality six-flats. Raymond Gregori is the master of the common-corridor building, and built three very different ones at 4545 Beacon, 4735 Beacon, and 4736 Malden. Edward Benson was the architect for the largest number of extant buildings, sixteen, but they are not of special merit.

Sam Brown, Jr., must be regarded as the most important developer in the area, because he built many of the first houses to get the subdivision started, and then commissioned Gamble Rogers to set the tone on Dover Street.

William H. Barry was the developer of the area east of Racine, where he had 32 six-flats built between 1903 and 1915. Largely because of the land clearance for Truman College, only one known building remains of Barry's, the six-flat at 4526-28 Magnolia. William Pickel was the major developer south of Sunnyside in 1910-1915, where his architects were Thomas Bishop and

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District

Charles Hoermann. He built in the area as early as 1903 (4510 Beacon) and as late as 1925 (4528 Malden). His buildings range from a single-family house (4551 Beacon, 1910) to large courtyards, but most of the 25 or so still extant are six-flats.

A number of architects built for themselves as clients in Sheridan Park, not just for investment but for residence as well. Two of the fine early houses were built by Robert C. Berlin and William Weigle for their own homes. Other architects built apartment buildings for themselves as investments: Albert Hecht, Victor Rombault, William Nicholson, John Hulla, and Raymond Gregori (the hotel at 4736 Malden).

This is strikingly exemplified on the 4600 block of Magnolia. The distinctive house at 4642 is Weigle's from 1896. The eight-flat at 4620 was designed by William Klewer for himself in 1902. The half-courtyard Rembrandt at 4646 was built by Paul Hansen for himself in 1924, and the unique hotel at 4626 by Paul Hyland for himself in 1925. Thus four out of five buildings in this row were designed with that special attention which an architect can be expected to give to his own property.

Niels Buck appears in Sheridan Park as architect, builder, and client, over a quarter of a century, though never on a major scale. He participates in each phase of the development of the neighborhood. In 1896 he buys the lot at 4607 Magnolia; the following year he sells it to C. L. Ibson for whom he builds a fine Victorian house (still standing but sided). In 1903 he builds a fine stonefront six-flat at 4729-31 Beacon, with a big entry arch. In 1904, when Dover is opened south of Sunnyside, he builds four two-flats, on his own land. In 1908 he builds a brick six-flat on Magnolia and four more two-flats on Dover. After designing two more two-flats in 1912 and 1913 he does not appear again until 1923, when, in the spirit of the times, he designs a common-corridor apartment hotel at 4550 Malden, in a medievalizing style and looking rather like a six-flat.

The excellent documentation available on Sheridan Park, with architects known for most of the buildings and dates for nearly all, makes it possible to trace not only general trends in Chicago neighborhood building, but also to follow specific instances like the case of Niels Buck, and to answer such questions as how many different architects and developers shared in the construction of this interesting piece of the historic city.

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Continuation sheet Sheridan Park Historic District Item number 8, Significance Page 17

Comparison with other districts

Sheridan Park may reasonably be compared with several other large mixed urban districts in Chicago, such as Hyde-Park-Kenwood, Lakeview, Sheffield, and especially Buena Park.

What sets Sheridan Park aside is its late starting date of 1891, its well-defined boundaries, its planning (street layout and building lines, and the gentle slope of the land), its homogeneity of scale through several generations of development, and above all its freedom from modern intrusions.

Sheffield (National Register 1976) is a much older area, largely built up before 1900. It is built to a small scale, with 25-foot lots and with narrower streets and smaller setbacks. Standing within the city fire limits, it has few if any significant wood residences.

Lakeview (National Register 1977) began early and most of its single-family residences are in rows rather than detached. The scale is very heterogeneous, with 25-foot frontages mixed in among very large and very high apartment projects. Again there are no large wood residences.

Hyde Park and Kenwood (National Register 1979) form a large and somewhat disparate area, also rather heterogeneous in scale. The mansions of Kenwood stand on very large lots and the streets dominated by these mansions have little in common physically with the tightly built up streets of apartments and small houses near the University. In Hyde Park there has also been considerable urban renewal, resulting in some large modern apartments and some tiny modern houses.

Buena Park (National Register 1984) is near to Sheridan Park (they meet almost corner to corner) and there is considerable overlap in some respects, for instance, the generation of sun-parlor apartments in tapestry brick. Buena began earlier, and has changed more in recent years. The scale again is not so homogeneous; the mansions of Hutchinson Street, which in some respects form the backbone of Buena Park, are difficult to relate to the fine apartments nearby. Buena, like most lakefront neighborhoods, has also suffered numerous recent high-rise intrusions, of which Sheridan Park has none. Finally, the commercial artery, Broadway, cuts through the middle of the Buena district and again disrupts the scale and the feeling of place. Although Wilson Avenue cuts through the middle of Sheridan Park, its buildings are from the historic period and generally in the historic scale. The 12-story Norman Hotel, while towering over Wilson Avenue, is no larger in plan than the other apartments in the area, and its materials and style belong to the historic period; most importantly, it is the only high building in Sheridan Park.



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East and west of Sheridan Park are two areas that merit inclusion on the National Register. On the west of Clark Street one enters gradually into Ravenswood, an area with similar types of buildings to Sheridan Park. Ravenswood began in 1869 and has many suburban frame houses of interest. Later it saw various stages of apartment development, including common-corridor buildings. Much of it was built on the 50-foot scale, with wide setbacks. However, Ravenswood lacks closure. The streets belong to the Chicago grid and the land is flat. Instead of being bounded by cemeteries, Ravenswood tails off indeterminately in all directions, and the part nearest to Sheridan Park is separated from the rest by two sets of elevated railway tracks and an industrial corridor.

East of Sheridan Park, the Broadway commercial strip abounds in fine terra-cotta buildings, including many of Chicago's best examples of the Art Deco style, and punctuated by a number of nationally significant structures such as the Uptown National Bank, the Uptown Theater, and the Aragon Ballroom. This district merits recognition, but its character is completely different from the residential character of Sheridan Park.

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Continuation sheet Sheridan Park H.D. Item number 10 Page 2

Verbal boundary description (Item 10):

The boundary of the Sheridan Park district may be described thus:

Beginning at the intersection of the south line of Lawrence Avenue with the east line of Clark Street;  
Thence in a southerly direction along the east line of Clark Street to the south property line of 4751-59 Clark Street;  
Thence in an easterly direction along said south property line of 4751-59 Clark Street to the center line of the alley between Clark and Dover Streets;  
Thence in a southerly direction along center line of said alley to its intersection with the north property line of 4711 Clark Street;  
Thence in a westerly direction along said north property line of 4711 Clark Street to the intersection with the east line of Clark Street;  
Thence in a southerly direction along said east line of Clark Street to its intersection with the south line of Wilson Avenue;  
Thence west along said south line of Wilson Avenue to the intersection with the east line of the alley between Clark Street and Greenview Avenue;  
Thence south along the east line of said alley to the south property line of 4532-58 Clark Street;  
Thence in an easterly direction along said south property line of 4532-58 Clark Street to its intersection with the center line of Clark Street;  
Thence in a northerly direction along said center line of Clark Street to its intersection with the south property line of 4545 Clark Street;  
Thence in an easterly direction along said south property line of 4545 Clark Street to the center line of the alley between Clark and Dover Streets;  
Thence in a southerly direction along center line of said alley to its intersection with the south line of Sunnyside Avenue;  
Thence west along said south line of Sunnyside Avenue to its intersection with the east line of Clark Street;  
Thence in a southerly direction along said east line of Clark Street to the intersection with the south property line of 4451 Clark Street;  
Thence in an easterly direction along the south property lines of 4451 Clark Street and 1423, 1419, and 1417 Sunnyside Avenue to the center line of the alley between Clark and Dover Streets;

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Sheridan Park H.D.

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Thence in a southerly direction along center line of said alley to the intersection with the north property line of 4409 Clark Street;

Thence in a westerly direction along said north property line of 4409 Clark Street to the intersection with the east line of Clark Street;

Thence in a southerly direction along said east line of Clark Street to the intersection with the north line of Montrose Avenue;

Thence east along said north line of Montrose Avenue to the rear property line of 4401 Clifton Avenue;

Thence in a northerly direction along the rear property line of 4401, 4411-29, and 4431-41 Clifton Avenue to the intersection with the north property line of 4441 Clifton Avenue;

Thence in a westerly direction along said north property line of 4441 Clifton Avenue to the intersection with the east line of Clifton Avenue;

Thence diagonally across Clifton Avenue to the intersection of the west line of Clifton Avenue with the north property line of 4436 Clifton Avenue;

Thence in a westerly direction from said intersection of the west line of Clifton Avenue with the north property line of 4436 Clifton Ave, along said north property line of 4436 Clifton Avenue to its intersection with the center line of the alley between Clifton and Racine Avenues;

Thence south along the center line of said alley to the intersection with the north property line of 4433 Racine Avenue;

Thence west along said north property line of 4433 Racine Avenue to the intersection with the east line of Racine Avenue;

Thence diagonally across Racine Avenue to the intersection of the west line of Racine Avenue with the north property line of 4434 Racine Avenue;

Thence west along said north property line of 4434 Racine Avenue to the intersection with the center line of the alley between Racine and Magnolia Avenues;

Thence north along center line of said alley to its intersection with the north property line of 4543 Magnolia Avenue;

Thence west along said north property line of 4543 Magnolia Avenue to the intersection with the east line of Magnolia Avenue;

Thence north along said east line of Magnolia Avenue to the intersection with the south line of Wilson Avenue;

Thence east along said south line of Wilson Avenue to the intersection with the center line of the alley between Magnolia and Racine Avenues;

Thence north along the center line of said alley to its intersection with the south property line of 4616 Racine Avenue;

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Continuation sheet Sheridan Park H.D. Item number 10

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Thence east along said south property line of 4616 Racine Avenue to the intersection with the west line of Racine Avenue;  
Thence north along said west line of Racine Avenue to the intersection with the south property line of 4631 Racine Avenue;  
Thence east along said south property line of 4631 Racine Avenue to the intersection with the rear property line of said property;  
Thence in a northerly direction along the rear property lines of 4631-37, 4641, 4645, and 4649-57 Racine Avenue to the intersection with the south line of Leland Avenue;  
Thence west along said south line of Leland Avenue to the intersection with the west line of Racine Avenue;  
Thence north along said west line of Racine Avenue to the intersection with the north property line of 4732 Racine Avenue;  
Thence west along said north property line of 4732 Racine Avenue to the intersection with the center line of the alley between Racine and Magnolia Avenues;  
Thence north along center line of said alley to its intersection with the south line of Lawrence Avenue;  
Thence west along said south line of Lawrence Avenue to its intersection with the east line of Clark Street, that is, the point of origin.

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Continuation sheet Sheridan Park Item number 10, Geographical Page 2  
Data

Verbal Boundary Description

- (1) A list of all extant buildings is found on the continuation pages of Item 7 (Description). Pages 13-17.
- (2) A map showing the boundary is found on continuation page 19, Item 7.
- (3) The following street addresses characterize property in the district;  
Here all corner properties are assigned addresses on north-south streets:  
West side of Clark: 4532-58  
East side of Clark: 4401-09, 4451-57, 4545-4711, 4751-61  
All of Dover, Beacon and Malden streets  
All of the west side of Magnolia street  
East side of Magnolia: 4401-4543, 4601-4755  
West side of Racine street: 4400-34, 4616-4732  
East side of Racine street: 4401-33, 4631-59  
West side of Clifton street: 4400-36  
East side of Clifton street: 4401-41
- (4) Justification of the boundaries is found on page 8, Item 7, Description.

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Continuation sheet Sheridan Park Hist. District Item number 10

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UTM References (continued)

I. 16 445400 4646140

J. 16 445350 4646140

K. 16 445350 4646220

L. 16 445290 4646220

## 9. Major Bibliographical References

The Economist (weekly newspaper) Chicago, 1891-1929  
Ancient permit files, City of Chicago  
Tract book, Recorder of Deeds, Cook County Illinois

## 10. Geographical Data

Acreage of nominated property about 117

Quadrangle name Chicago Loop, IL

Quadrangle scale 1:24000

UTM References

A 

Zone	Eastings	Northing
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B 

Zone	Eastings	Northing
------	----------	----------

C 

Zone	Eastings	Northing
------	----------	----------

D 

Zone	Eastings	Northing
------	----------	----------

E 

Zone	Eastings	Northing
------	----------	----------

F 

Zone	Eastings	Northing
------	----------	----------

G 

Zone	Eastings	Northing
------	----------	----------

H 

Zone	Eastings	Northing
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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name title Martin C. Tangora

organization Sheridan Park Neighbors Association

date 21 July 1985

street & number 4636 Magnolia

telephone (312)-878-7118

city or town Chicago

state Illinois 60640

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Director of State Historic Preservation

date Oct. 30, 1985

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

The following properties were also entered in the National Register but were excluded from a public notice:

ILLINOIS, Cook County, Chicago, Sheridan Park Historic District, Roughly bounded by Lawrence, Racine, and Montrose Aves., and Clark St. (12/27/85)

MAINE, Androscoggin County, Lewiston, Wedgewood, Dr. Milton, House, 101 Pine St. (01/10/86)

MAINE, Aroostook County, Presque Isle, Elmbrook Farm Barn, Parsons Rd. (01/10/86)

MAINE, Hancock County, Bucksport, Prouty, Jed, Tavern & Inn, 52-54 Main St. (01/10/86)

MAINE, Hancock County, Ellsworth, Ellsworth City Hall, City Hall Plaza (01/10/86)

MASSACHUSETTS, Berkshire County, Great Barrington, United States Post Office-Great Barrington Main Post Office, 222 Main St. (01/10/86)

MASSACHUSETTS, Middlesex County, Sherborn, Assington (Sherborn MRA), 172 Forest St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Bullen--Stratton--Cozzen House (Sherborn MRA), 52 Brush Hill Rd. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Clark--Northrup House (Sherborn MRA), 93 Maple St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Cleale, Joseph, House (Sherborn MRA), 147 Western Ave. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Dowse, Rev. Edmund, House (Sherborn MRA), 25 Farm Rd. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Edward's Plain--Dowse's Corner Historic District (Sherborn MRA), N Main St. between Eliot and Everett Sts. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Fleming, Thomas, House (Sherborn MRA), 18 Maple St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Goulding, Eleazer, House (Sherborn MRA), 137 Western Ave. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Holbrook, Charles, House (Sherborn MRA), 137 S. Main St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Leland, Deacon William, House (Sherborn MRA), 27 Hollis St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Lewis, Charles D., House (Sherborn MRA), 81 Hunting Ln. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Morse, Daniel, III, House (Sherborn MRA), 210 Farm Rd. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Morse--Barber House (Sherborn MRA), 46 Forest St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Morse--Tay--Leland--Hawes House (Sherborn MRA), 266 Western Ave. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Sanger, Asa, House (Sherborn MRA), 70 Washington St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Sanger, Richard, III, House (Sherborn MRA), 60 Washington St. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Sawin--Bullen--Bullard House (Sherborn MRA), 60 Brush Hill Rd. (01/03/86)

MASSACHUSETTS, Middlesex County, Sherborn, Sewall--Ware House (Sherborn MRA), 100 S. Main St. (01/03/86)